

ACTION AGENDA
PLANNING COMMISSION MEETING
Chula Vista, California

Council Chambers

Wednesday, March 12, 2003, 6:00 p.m.

276 Fourth Avenue, Chula Vista, CA

CALL TO ORDER: Hall P Madrid P O'Neill P Cortes P Castaneda P Hom P

1. **PUBLIC HEARING:** ZAV 02-19; An appeal of the Zoning Administrator's decision to deny Variance Application. The variance request is a waiver of the two-car garage requirement created by a proposed lot split on a lot containing two single-family dwellings with historical designations. The lot is located at 616 Second Avenue in the Single Family Residential Zone. Applicant: Pamela Bensoussan.

*Approved Variance
request (5-0-1)*

2. **PUBLIC HEARING:** PCM 03-20; Consideration of amendments to the San Miguel Ranch Sectional Planning Area (SPA) and Planned Community (PC) District Regulations to change the Land Use Designation for Planning Area "G" from SF4 to SF3. Trimark Pacific Homes.

*Approved
(5-0-1)*

3. **PUBLIC HEARING:** Consideration of the Final Project Environmental Impact Report (EIR 02-05) for Bella Lago Precise Plan, Rezone, and Tentative Parcel Map.

*Approved
(6-0)*

4. **PUBLIC HEARING:** Consideration of the following application filed by Bella Lago LLC:

*Approved
(6-0)*

- a. PCZ 01-04: Approving amendments to the Zoning map or maps established by Section 19.18.010 of the Chula Vista Municipal Code rezoning 180 acres east of the future SR-125 freeway and north of Proctor Valley Road, from PC (Planned Community) to REP (Residential Estates with a Precise Plan "P" Modifying District).
- b. PCM 02-12; Approving a Precise Plan for 180 acres to be known as the Bella Lago Precise Plan
- c. PCS 03-03; Approving a Tentative Subdivision Map to subdivide 180 acres east of the future SR-125 freeway and north of Proctor Valley Road into 140 single-family residential lots.

5. **PUBLIC HEARING:** PCC 03-17; Conditional Use Permit proposal to allow a 700

*Approved
(6-0)*

sf accessory second dwelling unit located in the front of the property, in connection with a 1,200 single-family dwelling unit located in the rear of the property of a Single-Family Residence in the R-1-5P zone, at 260 Zenith Street. The proposed unit is in compliance with State Government Code Section 65852.2(b)(1)(A)-(I).

6. **PUBLIC HEARING:** PCM 02-05; Precise Plan to allow for a redevelopment project for an existing shopping center. The project includes: (1) the demolition of four existing buildings; (2) a new Sav-On Drug store; (3) a new multi-tenant retail building that includes a drive-thru store; (4) a Kiosk; (5) new landscaping and paving; (6) grading; and (7) exceptions to the parking and front yard setback requirements. The existing 5,000 sf building and the LaFuente drive-thru restaurant will be remodeled. The project site is located at the intersection of Fourth Avenue and "C" Street in a Central Commercial Design zone district.
- Approved
(6-0)*
7. **PUBLIC HEARING:** DRC 03-21; An appeal of the Design Review Committee's decision to deny a three-level parking structure to accommodate the parking needs of the existing Corporate Plaza office building. The site is located at 678 Third Avenue in the Administrative Professional Office zone district.
- Granted the appeal
& approved project
(5-0-1)*
8. **ACTION ITEM:** PCC 02-15; Consideration of a resolution of denial to establish a dwelling group by adding a second single-family dwelling and a detached two-car garage on a lot that contains an existing single-family dwelling. The lot is located at 108 Corte Maria Avenue in a Single Family Residence Zone.
- Approved
(6-0)*